

Eglinton Street  
Monkwearmouth  
Sunderland  
SR5 1DT



good life  
sales & lettings



# Eglinton Street

£110,000

## INTRODUCTION

INVESTOR OR FIRST-TIME BUYER POTENTIAL- 4 BEDROOM MODERNISED AND SPACIOUS HOME WITH LARGE EXTENSION TO REAR PROVIDING AMPLE LIVING ACCOMMODATION WITH SUPERB KITCHEN/DINING AREA PLUS MASTER BEDROOM WITH EN SUITE. GOOD AREA CLOSE TO NEWCASTLE ROAD AND TRANSPORT LINKS INTO CITY CENTRE, FULWELL OR SOUTH SHIELDS.

## ENTRANCE HALL

Entrance via off street uPVC double-glazed door. 2 doors leading off, 1 to bedroom 1 and 1 to lounge/dining room.

## BEDROOM 1

Radiator, uPVC double-glazed window, laminate wood-effect flooring. Door leading off to en suite facilities.

## LOUNGE/DINING ROOM

The room is L shaped and measurements taken at widest points.

Laminate wood-effect flooring, double radiator, single convector radiator, wooden framed double-glazed floor to ceiling window looking into the courtyard allowing lots of light into the room. White uPVC double-glazed floor to ceiling sliding doors from the dining room into the rear courtyard adding extra light and a feeling of space to the room. Double doors leading through to kitchen.

## KITCHEN

Ceramic tile flooring, range of wall and floor units in light wood-effect with contrasting laminate work surface which returns to form a breakfast bar area. 2 white uPVC double-glazed windows facing into the rear courtyard, integrated electric oven and 4 ring gas hob and stainless steel extractor fan. Space for a double size fridge/freezer, space for a washing machine. Stainless steel sink with single drainer and chrome Monobloc tap. Wall mounted Combi boiler concealed within 1 of the kitchen cupboards.

## FIRST FLOOR LANDING

4 doors leading off, 3 to bedrooms and 1 to bathroom.

## BEDROOM 2

Painted natural wood flooring, single radiator, built-in cupboard with clothes hanging space. Front facing white uPVC double-glazed window.

## BEDROOM 3

Painted natural wood flooring, front facing wooden framed double-glazed Velux style roof light, single radiator.

## BEDROOM 4

Natural wood flooring, rear facing white uPVC double-glazed window, single convector radiator. Range of wardrobes with drawers, shelves and hanging space.

## BATHROOM

Laminate wood-effect flooring, single radiator, Velux style wooden framed double-glazed window. White bathroom suite comprising of; bath with panel, Perspex shower screen over bath with chrome taps and shower handle fed from the main combi boiler system. White sink with single pedestal, toilet with low level cistern, chrome towel rail. Black freestanding bathroom unit. Cupboard some storage space.

## EXTERNALLY

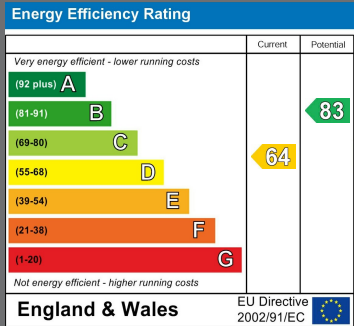
The rear courtyard comprises; pedestrian access only from the bank lane and has sufficient space for refuse bins and a seating area. However there is a large extension that has been created off the back of the property that there is restricted seating space.



Local Authority

Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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